



Moorymead Close, Watton At Stone, Hertford, SG14 3HF

Welcome to Moorymead Close, Watton At Stone Hertford

****EXTENDED LEASE WITH PEPPERCORN GROUND RENT**A well-presented, bright and spacious two bedroom ground floor apartment, ideally located in the sought-after village of Watton at Stone. The property is perfectly positioned within walking distance of Watton at Stone railway station. The accommodation comprises a generously proportioned living room, a recently fitted modern kitchen with built-in appliances, two well-sized bedrooms and a contemporary shower room. Further benefits include: A newly extended long lease with a peppercorn ground rent, ample parking for residents and visitors, double glazing throughout, electric heating and attractive communal gardens. This apartment represents an excellent opportunity for first-time buyers, downsizers or investors seeking a home in a quiet yet well-connected village location.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, electric heater, door to all rooms, entry phone system.

Living Room:

14' 2" x 14' 3" (4.32m x 4.34m)

Double glazed window, carpet, two electric radiators.

Kitchen:

9' 2" x 7' 8" (2.79m x 2.34m)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, tiled splash backs, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, space for washing machine, built in dishwasher, extractor fan, double glazed window.

Bedroom One:

11' 5" x 9' 1" excluding wardrobes (3.48m x 2.77m excluding wardrobes)

Double glazed window, fitted wardrobes, carpet, electric heating.

Bedroom Two:

10' 6" x 7' (3.20m x 2.13m)

Double glazed window to front aspect, carpet, electric heating.

Shower Room:

Modern corner shower with wall mounted shower attachments, wash hand basin with built in storage cupboard and WC, obscure double glazed window, chrome heated towel rail.

-Exterior-

Parking:

Ample parking for residents and visitors.

Communal Gardens

Agent Note:

Section 20 Notice - Communal and fire door review ongoing by Management Company. Please ask agent for more details.



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Welcome to Moorymead Close

- EXTENDED LEASE WITH PEPPERCORN GROUND RENT
- Offered Chain Free
- Attractive Communal Gardens
- Beautiful Village Location Of Watton-At-Stone
- Modern Shower Room

Tenure: Leasehold

EPC Rating: E

Council Tax Band: B

Service Charge: £1,260.00 Yearly

Ground Rent: £100.00 yearly

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Guide price

£229,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107931 - 0002

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william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk